



TOWN OF WEARE
PLANNING BOARD
ZONING BOARD OF ADJUSTMENT
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Naomi L. Bolton
Land Use Coordinator

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Monday
thru
Friday
8 AM – 4:30 PM

**PLANNING BOARD
MINUTES
AUGUST 13, 2009
(Approved as written 8/27/09)**

PRESENT: Craig Francisco, Chairman; George Malette, Secretary; Dani-Jean Stuart, Alternate; Naomi L. Bolton, Land Use Coordinator

GUESTS: Craig Heafield; Dick Wood

I. CALL TO ORDER:

Chairman Craig Francisco called this meeting to order at 7:05 PM at the Weare Town Office Building. Chairman Francisco appointed Dani-Jean Stuart as a voting member for tonight.

II. WORK SESSION

CRAIG HEAFIELD (FESSENDEN WOODS SUBDIVISION) – RIVER ROAD, TAX MAP 412-101: Craig Heafield, owner and Dick Wood, engineer were present to discuss a minor alteration to his approved plan. They have constructed the road by the plan and on the last section they have an issue by the wetlands impact. They can't meet the Town regulations with regard to the strict 4:1 slope to be able to get rid of the guardrail. They can't meet the Town regulations but can meet the State requirements. If the Board wants them to stick completely to the plan they can put in the guardrail instead of going back to the State to change the wetlands approval. Mr. Heafield stated that he spoke with Mr. Knapp and he would be in favor of trying to eliminate the guardrail because of the maintenance issue. Mr. Wood was present and he stated that he spoke to Pam Mitchell at the State of NH DOT and she had some information regarding it. The State also feels that guardrail can be a hazard as well. Mr. Wood gave the board information he got from DOT as well as a copy of chapter 3 of the AASHTO standard. Mr. Knapp submitted a written letter to the Planning Board which stated that he as long as he could meet the State requirements he didn't have an issue with not having the guardrail. George Malette moved to approve the waiver based on the NHDOT information provided as long as the 4:1 slope extends at least to the right of way as Carl Knapp's letter states; Dani-Jean Stuart seconded the motion, all in favor.

DISCUSSION OR FOLLOW UP OF THE CONSERVATION EASEMENT SUBCOMMITTEE – CHANGING REGULATIONS REGARDING REQUIRING CLUSTER DEVELOPMENTS: Frank Bolton had requested that

this item stay on the agenda for an on-going discussion. Due to Mr. Bolton's absence this item will be put on next months agenda.

DISCUSSION ON SOURCE WATER PROTECTION PLAN: Naomi informed the board that SNHPC and a subcommittee have been working on this plan. SNHPC and DES had thought it would be ready to discuss tonight, but it is not, therefore this item will also be put on the September agenda.

DISCUSSION ON ROAD STANDARDS: Chairman Francisco stated that he would like to have a discussion on this but would like to have a full board and also to invite Carl Knapp, Public Works Director. Chairman Francisco pointed out that in the Board of Firewards minutes of July they indicate that they would like driveways to be have no less than 20' unobstructed way on driveways, he has an issue with that and he felt it was disturbing with regard to the road standard discussion. This item will be put on the September work session agenda also.

DISCUSSION OR FOLLOW UP OF THE WETLANDS BUFFER SUBCOMMITTEE: This was another topic that is a continued item. There was no more information for the board. Chairman Francisco pointed out that we had established two subcommittee's in hopes of getting back information in a timely manner to have some good discussion so that if there are some zoning amendments that need to be made they can be discussed at length. Chairman Francisco asked Naomi to write to both subcommittees' stating that if there are potential zoning amendments that may come as a result of the findings, the board would appreciate have it discussed at the September meeting.

PISCATQUOG LAND CONSERVANCY: The Board wanted Naomi to notify the Wetlands Subcommittee a letter was received from Eric Masterson informing us that they would like to be involved with the subcommittee.

CHARLENE PHELPS – VOLUNTARY MERGER, 19 NEWMAN WILSON ROAD, TAX MAP 110-067 & 110-068: Naomi explained that Ms. Phelps has two adjoining parcels of land on Newman Wilson Road that they would like to voluntary merge. Both lots had dwelling units on them, but one of the dwelling units has now been removed. George Malette moved to approve the voluntary merger as requested for 110-067 & 110-068; Dani-Jean Stuart seconded the motion, all in favor.

III. OTHER BUSINESS:

JULY 9, 2009 & JULY 30, 2009 MINUTES: Due to not having enough board members to be able to take action these will be taken up at the August 27th meeting.

SNHPC LETTER REGARDING REGIONAL ECONOMIC DEVELOPMENT PLAN STEERING COMMITTEE: SNHPC is looking for two representatives and one alternate from the municipality to serve on the Steering Committee.

Dani-Jean stated that she is interested in being the lead person for the Town. Naomi will give the Board of Selectmen this information for the appointment and also let SNHPC know of her contact information.

IV. ADJOURNMENT:

As there was no further business to come before the board, George Malette moved to adjourn at 7:30 PM; Dani-Jean Stuart seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton
Land Use Coordinator